

IN RE: PETITION FOR SPECIAL VARIANCE * BEFORE THE
Intersection of Powers Avenue * ZONING COMMISSIONER
and Sherwood Road *
9th Election District * OF BALTIMORE COUNTY
and Councilmanic District *
Legal Owner: Thomas L. * Case No. 92-311-SA
Hennessey, et al *
Contract Owner: Odessa- *
Sherwood Limited Partnership *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Variance from Section 4A02.4.D of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to Section 4A02.4.F.1 of the B.C.Z.R. relating to transportation standards of intersections for non-industrial development. Essentially, the Petitioner/Developer requests permission to develop the subject site, notwithstanding the nearby failing traffic intersection of York and Padonia Roads.

The Developer/Petitioner, Odessa-Sherwood Limited Partnership, appeared at the public hearing and was represented by R. Bruce Alderman, Esquire. Michael Alderman, the President of the partnership, was also present, as was Henry Sadler, the engineer who prepared the site plan to accompany the Petition, marked as Petitioner's Exhibit No. 1A. Also appearing on behalf of the Petition was Bernard Meinschein, an adjoining property owner. There were no Protestants present.

The subject site is 19.06 acres in net area and is zoned D.R.2. It is currently wooded and undeveloped. The Petitioner/Developer proposes to construct 20 residential lots on the site which is significantly less than the 38 units which would be allowed under the density regulations for this property and its zoning classification.

The property is located in the Cockeysville section of Baltimore County, adjacent to Sherwood Road. The site is well north of the York Road and Padonia Road intersection and the nearest major intersection along York Road is at Warren Road. The proposed development has obtained C.R.G. approval. The approved C.R.G. plan was submitted as Petitioner's Exhibit No. 1A.

In support of the Petition for Special Variance, counsel for the Petitioner proffered the testimony of witnesses. The accumulative proffer of these witnesses was that the development of the site would not further aggravate the failing intersection at York and Padonia Roads. Specifically, it was submitted that most of the traffic generated from the site would disburse towards the east and Dulany Valley Road or towards the north and the Schawan Road access to Interstate 83.

Further, the Petitioner noted the Zoning Advisory Committee comments which are supportive of this Petition. Specifically, the project has obtained the support of the Department of Public Works, as stated in their ZAC comment dated March 26, 1992. Although that comment speaks for itself, the Department of Public Works' comment recognizes the long standing need to provide public water and sanitary sewer to the existing communities in the Sherwood Road area of Cockeysville. Development of this site and the required expansion of public water and sewer into the area will assist the Department of Public Works in satisfying this need. As the comment notes, "Without the cooperation of the owner and developer of the proposed subdivision, the furnishing of public utilities to the existing communities, which are in desperate need, would be extremely difficult if not impossible." Further, as requested in the ZAC comment from the Office of Planning and Zoning, and noted in the plan the Developer has permitted

-2-

an extension of the sanitary sewer system to serve Basil A.M.E. Church and the Footes Hill community.

Although the growth management standards found within Article 4A of the B.C.Z.R. would prohibit development of this site due to the failing intersection at York and Padonia Roads, development is permissible pursuant to the grant of a special variance under Section 4A02.4.F.1 of the B.C.Z.R. Pursuant to the authority provided by that section, a special variance may be granted if it is determined that the demand or impact of the development proposed would be less than that assumed by the district standard that would otherwise restrict or prohibit the development. It is also required that a finding be made that the granting of the Petition would not adversely affect a person whose application was filed prior to the Petitioner's application.

In reviewing the record and evidence before me, I am persuaded that the Petitioner has met his burden and that the Petition for Special Variance should be granted. Not only would the Developer suffer practical difficulty if the Petition for Special Variance was denied, evidence was offered which discloses that the proposed development will have a positive impact on the surrounding locale. Specifically, it will bring long needed public services to the existing communities. I find that the impact of the proposed development would be less than assumed by the relevant district standard. Further, a granting of the Petition will not adversely affect any prior application for a reserve-capacity-use certificate. For these reasons, I am persuaded that the Petition for Special Variance should be granted and will so order.

-3-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of April, 1992 that a Petition for Special Variance from Section 4A02.4.D of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to Section 4A02.4.F.1 of the B.C.Z.R. relating to transportation standards of intersections for non-industrial development, in accordance with Petitioner's Exhibit No. 1A, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm

-4-

Suite 113, Counthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

(410) 887-4386

April 6, 1992

R. Bruce Alderman, Esquire
Alderman and McMullen
300 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Variance
Case No. 92-311-SA
Thomas L. Hennessey, et al, Legal Owners
Sherwood Ltd. Partnership, Contract Purchaser, Petitioner

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
att.



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Variance from Section 4A02.4.D of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to Section 4A02.4.F.1 of the B.C.Z.R. relating to transportation standards of intersections for non-industrial development.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
A. That the demand or impact of the development proposed will be less than that assumed by the District Standard that would otherwise restrict or prohibit the development; or the Standard is not relevant; and
B. The granting of the petition will not adversely affect a person whose application was filed prior to the Petitioner's application in accordance with Section 4A02.3.G.2.B.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

ODESSA-SHERWOOD LTD. PARTNERSHIP

Signature: MICHAEL R. ALDERMAN, PRES.

Address: 11835 SHERBOURNE ROAD

City and State: TOWSON, MD 21204

Attorney for Petitioner:

Signature: R. Bruce Alderman

Address: ALDERMAN & McMULLEN

Address: 300 ALLEGHENY AVE.

City and State: Towson, Maryland 21204

Attorney's Telephone No.: 337-8702

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Legal Owner(s):

Thomas L. Hennessey

Signature: Thomas L. Hennessey

Address: Ellen W. Hennessey

Address: Louellen M. Anderson

Address: 407 West Pennsylvania Avenue

City and State: Towson, Maryland 21204

Name: Thomas L. Hennessey

Address: 407 W. Pennsylvania Ave.

City and State: Towson, MD 21204

Phone No. 823-7710

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: DATE

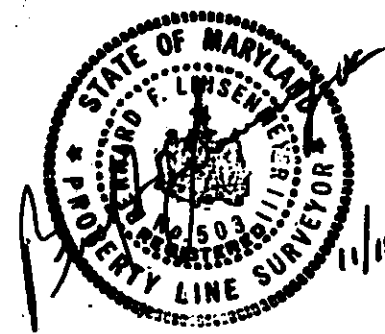
No REVIEW

BEGINNING for the same at a point at the intersection of the centerline lines of Powers Avenue and Sherwood Road, thence

- 1) North 83 degrees 45 minutes 20 seconds West 407.04 feet to a point, thence running with and binding on the outline of "Sherbrook" Subdivision as recorded among the Plat Records of Baltimore County in Liber E.H.K. Jr. No. 53 folio 127 the following nine courses;
- 2) South 30 degrees 50 minutes 30 seconds West 379.81 feet to an iron bar set, thence
- 3) North 75 degrees 21 minutes 41 seconds West 189.81 feet to an iron bar set, thence
- 4) South 52 degrees 25 minutes 23 seconds West 321.82 feet to an iron bar set, thence
- 5) South 70 degrees 39 minutes 10 seconds West 66.03 feet to an iron bar set, thence
- 6) South 07 degrees 21 minutes 30 seconds East 179.99 feet to an iron bar set, thence
- 7) South 26 degrees 23 minutes 30 seconds West 142.35 feet to an iron bar set, thence
- 8) South 24 degrees 08 minutes 30 seconds West 153.81 feet to an iron bar set, thence
- 9) South 31 degrees 09 minutes 50 seconds West 86.18 feet to an iron bar set, thence
- 10) South 77 degrees 27 minutes 10 seconds West 158.75 feet to an iron pipe found, thence
- 11) South 35 degrees 09 minutes 37 seconds East 117.70 feet to an iron bar set, thence
- 12) North 87 degrees 51 minutes 08 seconds East 854.42 feet to a stone found at the beginning of that tract of land as described in a deed dated November 2, 1959, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3631 folio 263 was granted and conveyed by George J. Meinschein and Mary A. Meinschein, his wife, to Bernard J. Meinschein and Beverly Sheppard Meinschein, his wife, thence running with and binding on the outline of said Meinschein land,
- 13) North 27 degrees 45 minutes 50 seconds East 981.31 feet to a stone found at the end of the third or South 37 degrees 56

- minutes West 35.49 feet line of aforesaid Powers to Hayden deed, thence running reversely with and binding on said third line,
- 14) North 30 degrees 14 minutes 02 seconds East 33.13 feet to a point
 - 15) North 02 degrees 30 minutes 44 seconds East 174.01 feet to the point of beginning.

As recorded in Deed No. 8404 folio; 096 containing 19.3298 acres of land more or less and located in the 8th Election District in Baltimore County, Maryland.



-2-

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 111 Date of Posting: 3/25/92
Posted for: Thomas L. Hennessey
Petitioner: Odessa-Sherwood Limited Partnership
Location of property: 111 West Chesapeake Avenue, Towson, Maryland 21204
Location of Sign: 111 West Chesapeake Avenue, Towson, Maryland 21204
Remarks: None
Posted by: Lawrence E. Schmidt Date of return: 3/25/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 5, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 5, 1992.

TOWSON TIMES,

S. Zehe
Publisher

394.70

CERTIFICATE OF PUBLICATION

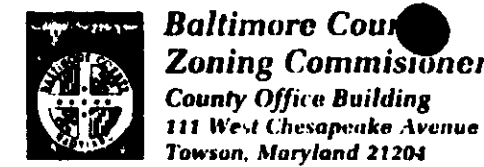
TOWSON, MD. March 5, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 5, 1992.

THE JEFFERSONIAN,

S. Zehe
Publisher

394.70



Date: 2/20/92

Account: R 001 6150
Number

receipt

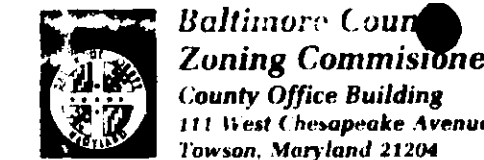
SPECIAL VARIANCE 175.00

Powers Avenue & Sherwood Road
8th Election District

Legal Owner: Thomas & Ellen Hennessey & Louellen Anderson
Contract Purchaser: Odessa-Sherwood Ltd. P'tshp.

Please Make Checks Payable To Baltimore County
BA C012125FMD2-20-92

Cashier Validation



Date: MARCH 19, 1992

Account: R-001-6150
Number: 9200517

receipt

DBO POSTING & ADVERTISING \$110.70

HENNESSEY/ODESSA DEVELOPMENT

Please Make Checks Payable To Baltimore County
BA C012125FMD2-20-92

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/19/92

Odessa-Sherwood Limited Partnership
11835 Sherbourne Road
Timonium, Maryland 21093

ATTN: MICHAEL R. ALDERMAN

RE:
CASE NUMBER: 92-311-SA
Intersection of Powers Avenue and Sherwood Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Thomas L. Hennessey and Louellen M. Anderson
Contract Purchaser(s): Odessa-Sherwood Limited Partnership

Dear Petitioner(s):

Please be advised that \$ 110.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

cc: R. Bruce Alderman, Esq.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 26, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-311-SA
Intersection of Powers Avenue and Sherwood Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Thomas L. Hennessey and Louellen M. Anderson
Contract Purchaser(s): Odessa-Sherwood Limited Partnership
HEARING: MONDAY, MARCH 30, 1992 at 10:00 a.m.

Special Variance relating to transportation standards of intersections for non-industrial development.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Thomas L. Hennessey
Odessa-Sherwood Limited Partnership
Alderman & McMullen

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

March 24, 1992

(410) 887-3353

Thomas Alderman, Esquire
Alderman & McMullen
300 Allegheny Avenue
Towson, MD 21204

RE: Item No. 326, Case No. 92-311-XA
Petitioner: Thomas L. Hennessey, et al
Petition for Special Variance and
Special Exception

Dear Mr. Alderman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
24th day of February, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Thomas L. Hennessey, et al
Petitioner's Attorney: Thomas Alderman

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration
and Development Management
FROM: Gary Kerns, Chief
Community and Comprehensive Planning Division
Office of Planning and Zoning
SUBJECT: Hennessey and Sherwood Property,
Case No. 92-311-SA

DATE: March 19, 1992

In reference to the applicant's request, staff offers the following comments:

The plat accompanying the Petition should be amended to require the developer to permit the extension of a public sanitary sewer system to serve the Basil A.M.E. Church and the Footes Mill Community (See Mr. Jablon's May 9, 1991 memo). In addition, the submitted plat should agree with the approved CRG plan.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

Jeffrey Long
Jeffrey Long

GK:JL:prh
C592/311.SA/ZAC1

RECEIVED
MAY 28 1992
ZONING OFFICE

BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: March 13, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Robert W. Bowling

SUBJECT: Zoning Comments

MEETING DATE: February 25, 1992

ITEM NUMBER: 126

Since April 15, 1991, the intersection of York Road and Padonia Road is identified as an "X" level-of-service intersection on the 1991 and 1992 Basic Services Transportation Maps.

Robert W. Bowling
Traffic Engineer II

RPB/END

RECEIVED
MAR 18 1992
ZONING OFFICE

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

MARCH 3, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THOMAS L. HENNESSEY AND HILF V. HENNESSEY AND
LOUISE M. ANDERSON

Location: INTERSECTION OF FORTUNE AVE AND SHERWOOD RD
Item No.: 326 Spring Agenda: FEBRUARY 25, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: *Robert W. Bowling* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/RFK

RECEIVED
MAR 5 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 13, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 25, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 321, 322, 323, 324 and 327.

For Items 297 and 328, the previous County Review Group Comments still apply.

For Item 80 (Case No. 90-282-SPHXA), a continued County Review Group Meeting and revised plan are required.

For Item 318, the site must be submitted through the new subdivision process for review and comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED
MAR 17 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Larry Schmidt
Zoning Commissioner

Date: March 26, 1992

FROM: Gene L. Neff, P.E.
Director
Department of Public Works

SUBJECT: Abbey at Sherwood
Zoning Case Hearing #92-311

RECEIVED
MAR 27 1992
ZONING COMMISSIONER

We are writing to you in support for the exemption from the requirements of the basic service legislation with respect to traffic.

The Department of Public Works has a need to provide public water and sanitary sewer service to existing communities in the Sherwood Road area of Cockeysville. Several of these small communities are still serviced by antiquated methods with respect to obtaining potable water supply and also sewage disposal. The extension of public sanitary sewers to this area and the construction of a public water supply for these existing residents is a public health and welfare necessity.

The Department of Public Works, along with other County agencies, has been working with the owner and developer of a tract of land known as the Abbey at Sherwood, which is proposed for subdivision, in order to provide an avenue by which the County can provide public water and sanitary sewer service to the existing communities. A public sanitary sewer system is required through the proposed development to serve the existing Foot's Hill community. Additionally, a water tank is proposed to be located on the development property to serve the aforementioned communities, as well as other properties in this vicinity requiring public water service. Without the cooperation of the owner and developer of the proposed subdivision, the furnishing of public utilities to the existing communities, which are in desperate need, would be extremely difficult if not impossible.

It is, therefore, our belief that the development known as the Abbey at Sherwood is necessary for the health and welfare of the existing residents of the area and, therefore, should be exempt from the restrictions of the basic services legislation with respect to traffic.

Thank you for your consideration. If we can supply any additional information for the hearing, please call Robert Bowling, at Ext. 3751.

GLN:REC:RWB:pab

cc: P. David Fields
James Dieter
G. L. Neff
R. E. Covahey
File

ABBEYSHR/PB_MEMO4

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Mr. & Mrs. J. J. Johnson</i>	<i>(Address) - 10000 York Road, Baltimore, MD</i>
<i>Robert L. Jones</i>	<i>10000 York Road, Baltimore, MD</i>
<i>Henry E. Smith</i>	<i>P.O. Box 10000, Baltimore, MD</i>

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Larry Schmidt
Zoning Commissioner

Date: March 26, 1992

FROM: Gene L. Neff, P.E.
Director
Department of Public Works

SUBJECT: Abbey at Sherwood
Zoning Case Hearing #92-311

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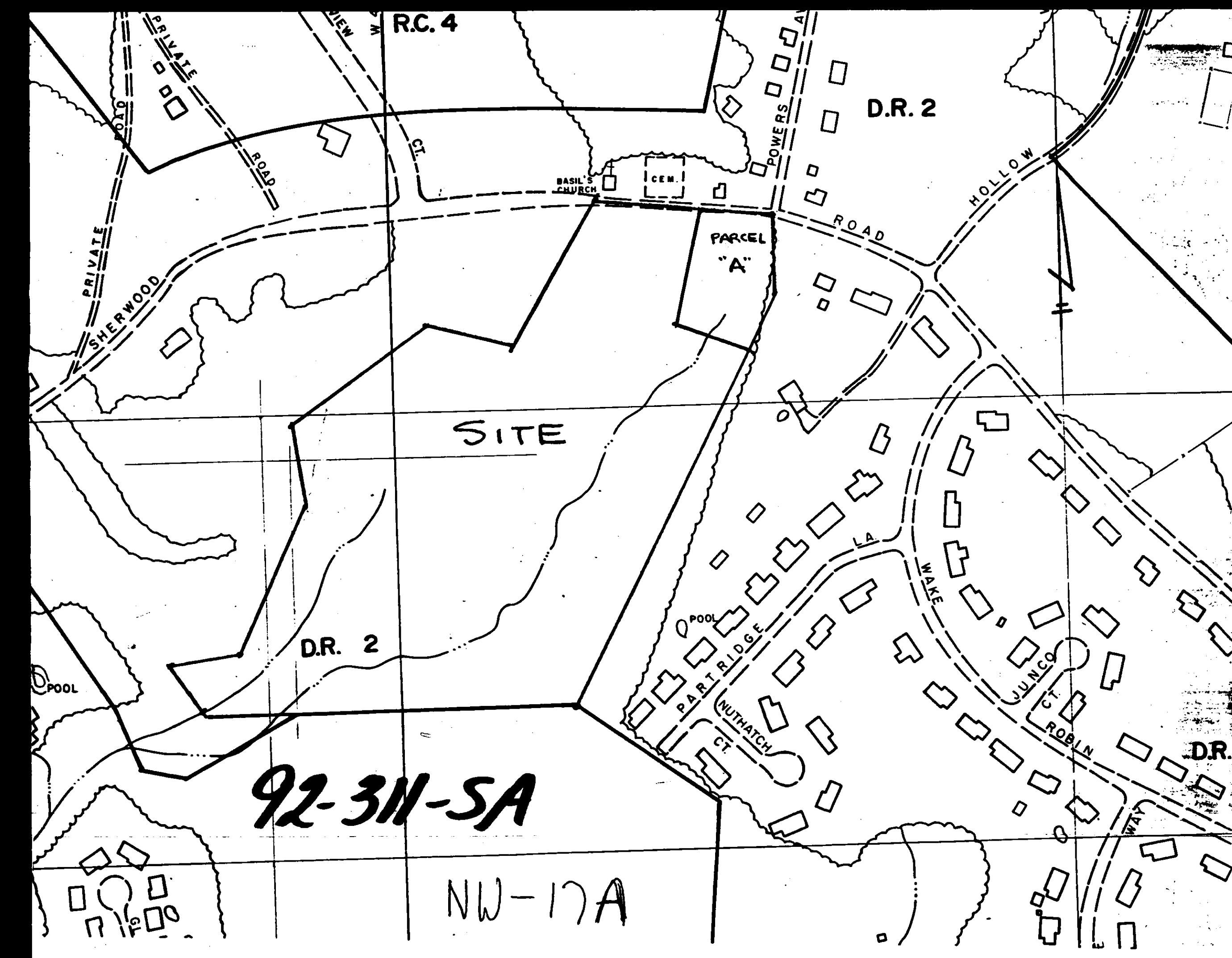
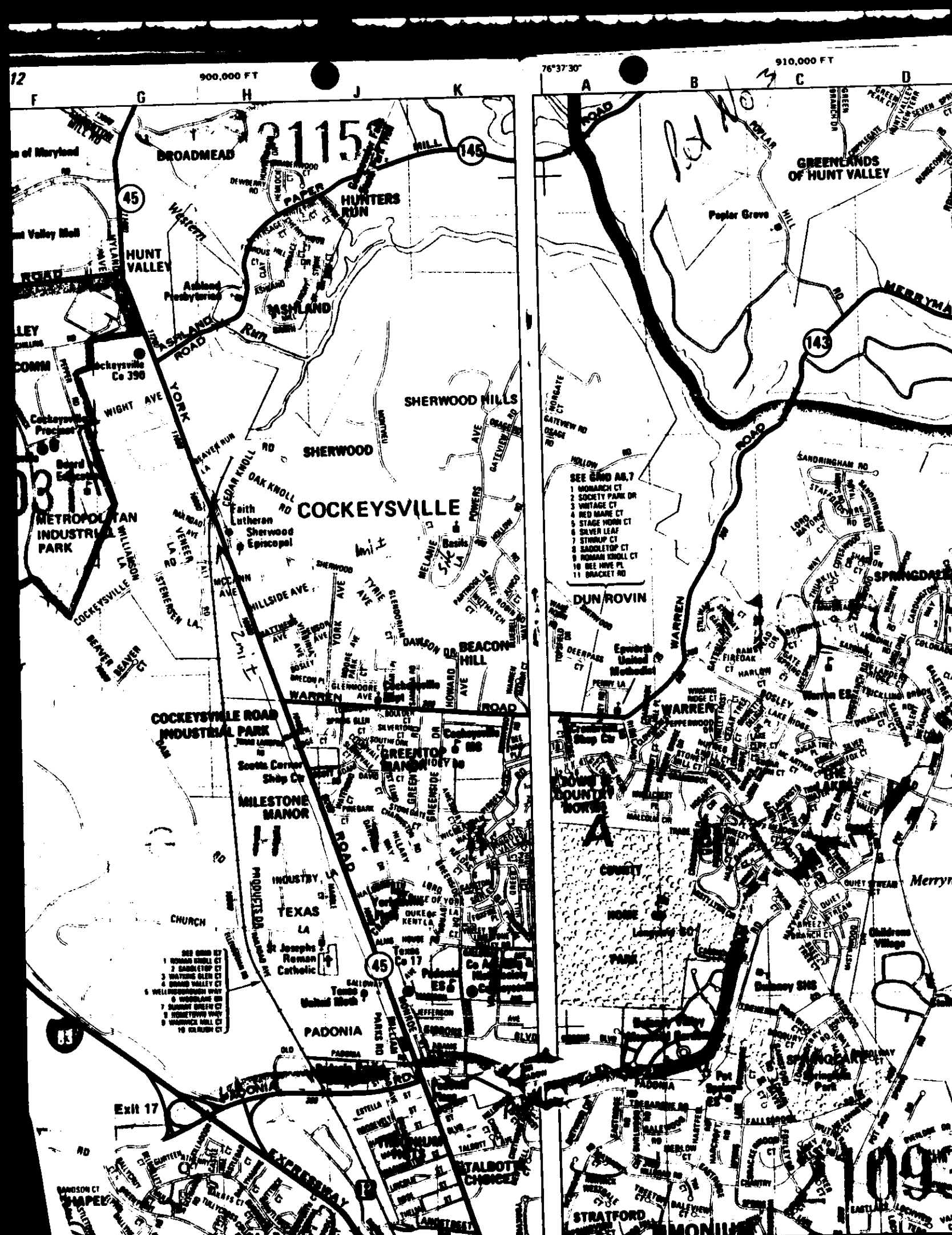
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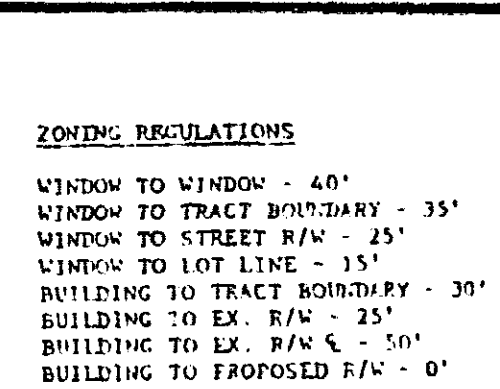
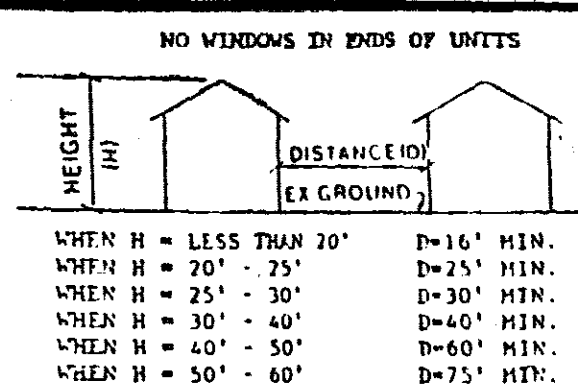
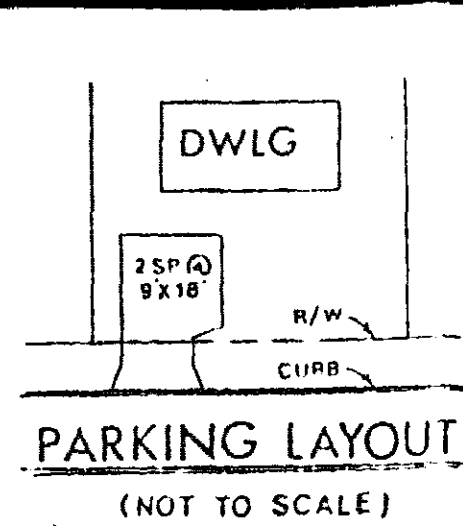
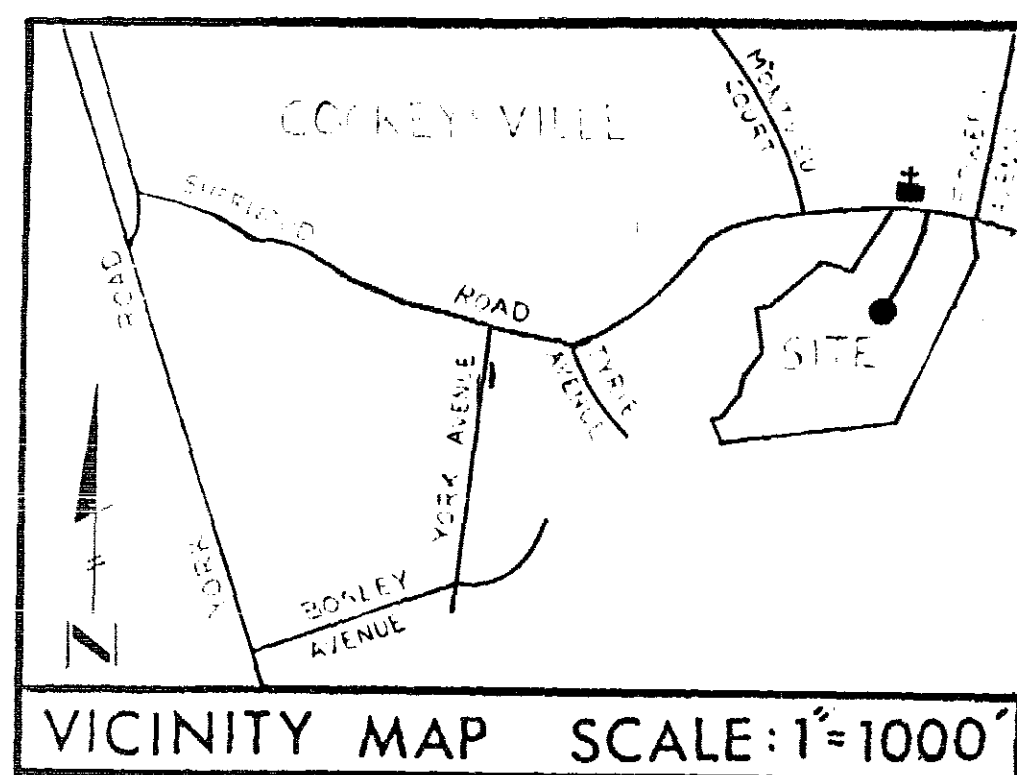
Thank you for your consideration. If we can supply any additional information for the hearing, please call Robert Bowling, at Ext. 3751.

GLN:REC:RWB:pab

cc: P. David Fields
James Dieter
G. L. Neff
R. E. Covahey
File

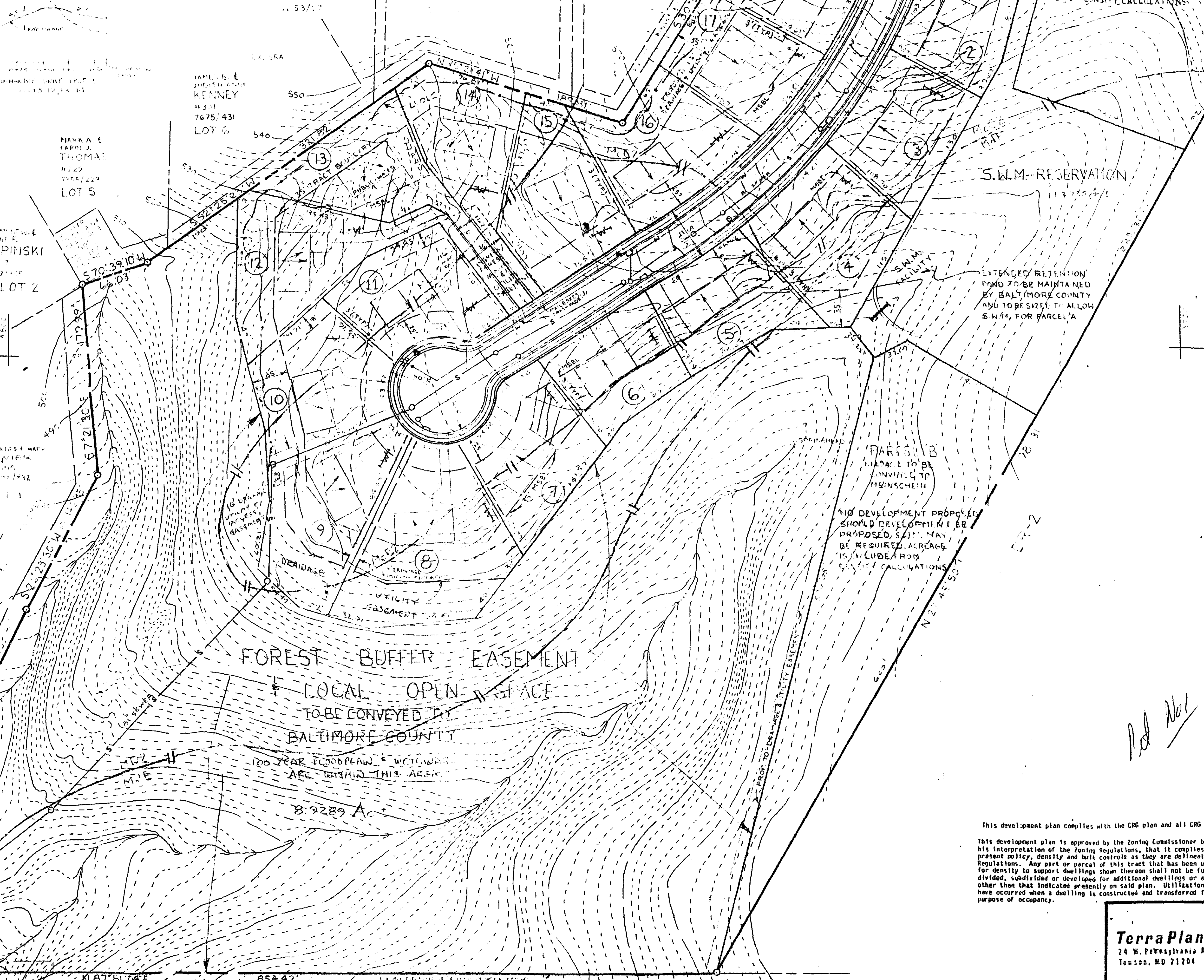
ABBEYSHR/PB_MEMO4





1. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)
2. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.

- General Notes
1. The site is located within the 100-year flood plain of the Susquehanna River.
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92-311-SA

* REGARDING INTERSECTION OF
PADONIA & YORK ROADS

PLAN TO ACCOMPANY A
SPECIAL VARIANCE
FOR:

**THE ABBEY
AT
SHERWOOD**
ELECTION DISTRICT 8C3
BALTIMORE COUNTY, MD.

SCALE: 1"=50' DATE: 11-12-91

CRG NUMBERS	REVISION	DATE
PLANNING: 1111-580		
PUBLIC SERVICES: 90432		
CRG PLAN APPROVED 11/15/90		

OFFICE OF PLANNING & ZONING
APPROVED BY:
DIRECTOR OF PLANNING DATE
ZONING COMMISSIONER DATE

TerraPlan, Inc.
24 W. Pennsylvania Ave. Ste. 1
Towson, MD 21204 583-8026



This development plan complies with the CRG plan and all CRG Comments. This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

